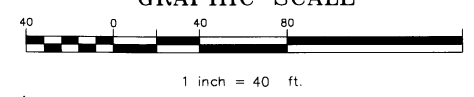


COUNTY OF SAN DIEGO TRACT NO. 5350

RPL3

TM 5350<sup>RPL3</sup> LOG NO. 03-02-070

GRAPHIC SCALE



LEGEND

- EXISTING BUILDING
- EXISTING SPOT ELEVATION
- EXISTING CONTOUR (MAJOR)
- EXISTING CONTOUR (MINOR)
- EXISTING TREE
- PRO. SEWER MAIN
- PRO. WATER MAIN
- PRO. 10' WIDE PATHWAY

LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 9 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WEST LINE OF SAID SOUTHEAST QUARTER OF SOUTHEAST QUARTER, DISTANT THEREON, SOUTH 0°40' 40" EAST 140.00 FEET FROM NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF SOUTHEAST QUARTER, SAID POINT BEING AN ANGLE POINT IN THE BOUNDARY OF LAND DESCRIBED IN PARCEL 1 OF DEED TO REX W. JACKSON, ET AL, RECORDED JULY 13, 1977 AS FILE NO. 77-278416; THENCE ALONG SAID BOUNDARY, SOUTH 89°49' 40" EAST 230.48 FEET; AND SOUTH 0°41' 30" EAST 40.00 FEET TO POINT "A" OF THIS DESCRIPTION; THENCE CONTINUING, SOUTH 0°41' 30" EAST 273.00 FEET; THENCE NORTH 89°49' 40" WEST 230.56 FEET TO THE WEST LINE OF SAID SOUTHEAST QUARTER OF SOUTHEAST QUARTER AND THE TRUE POINT OF BEGINNING; THENCE RETRACING THE LAST TWO ABOVE DESCRIBED COURSES TO SAID POINT "A"; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID LAND OF JACKSON, ET AL, SOUTH 89° 49' 40" EAST 215.00 FEET TO THE NORTHWEST CORNER OF LAND DESCRIBED IN PARCEL 1 OF DEED TO RONALD D. JAMES, ET UX, RECORDED APRIL 1, 1977 AS FILE NO. 77-118928; THENCE ALONG THE WEST LINE OF SAID LAND OF JAMES, SOUTH 0°41' 30" EAST 510.25 FEET TO THE SOUTHWEST CORNER OF SAID LAND; THENCE ALONG THE WESTERLY PROLONGATION OF THE SOUTH LINE OF SAID LAND OF JAMES, NORTH 89°47' 20" WEST 445.63 FEET TO THE WEST LINE OF SAID SOUTHEAST QUARTER OF SOUTHEAST QUARTER; THENCE ALONG SAID WEST LINE, NORTH 0°40' 40" WEST 236.96 FEET TO THE TRUE POINT OF BEGINNING.

RESERVING THEREFROM AN EASEMENT FOR ROAD AND UTILITY PURPOSES AND INCIDENTALS THERETO, OVER, UNDER, ALONG AND ACROSS THE SOUTHERLY 30 FEET THEREOF.

SPECIAL ASSESSMENT ACT PROCEEDINGS STATEMENT:

A REQUEST TO THE BOARD OF SUPERVISORS FOR PERMISSION TO INITIATE PROCEEDINGS UNDER THE SPECIAL ASSEMENT ACT FOR CONSTRUCTION OF ANY SUBDIVISION IMPROVEMENTS IS (IS NOT) BEING MADE AT THIS TIME.

ASSESSOR'S PARCEL NO.

106-362-03

TAX RATE AREA

75010

NOTES:

SUBDIVISION AREA: 3.768 AC.  
GROSS AREA: 3.082 AC.  
NET AREA: 6 EA  
TOTAL NO. OF LOT PROPOSED: 0.500 AC.

ZONING:

ZONE		RR2
USE REGULATIONS		J
ANIMAL REGULATIONS		2
DEVELOPMENT REGULATIONS	DENSITY	2
	LOT SIZE	0.5 AC
	BUILDING TYPE	C
	MAXIMUM FLOOR AREA	-
	FLOOR AREA RATION	-
	HEIGHT	G
	LOT COVERAGE	-
	SETBACK	G
	OPEN SPACE	-
SPECIAL AREA REGULATION		-

GENERAL PLAN REGIONAL CATEGORY : 3  
GENERAL PLAN LAND USE DESIGNATION : CT  
COMMUNITY PLAN : FALLBROOK

SOLAR ACCESS STATEMENT:

ALL LOTS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF 100 SQUARE FEET OF SOLAR ACCESS FOR EACH FUTURE DWELLING UNIT.

EASEMENT NOTE:

AN EXISTING EASEMENTS TO FALLBROOK PUBLIC UTILITY DISTRICT RECORDED ON 06-01-1922 IN BOOK 751, PAGE 280, OF OFFICIAL RECORDS CAN NOT BE PLOTTED. EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.

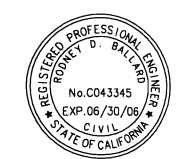
SERVICE DISTRICTS:

SEWER: FALLBROOK SANITARY DISTRICT  
WATER: FALLBROOK PUBLIC UTILITY DISTRICT  
FIRE: FALLBROOK FIRE DEPARTMENT  
SCHOOL: FALLBROOK UNION ELEMENTARY DISTRICT  
FALLBROOK UNION HIGH SCHOOL DISTRICT  
UTILITIES: SAN DIEGO GAS AND ELECTRIC COMPANY  
STREET LIGHTING: DEVELOPER WILL COMPLY WITH COUNTY STANDARDS  
PARK FEES TO BE PAID : AS DECIDED BY COUNTY

ENGINEER

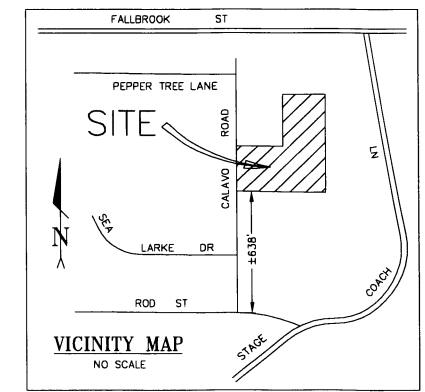
CONSTRUCTION TESTING & ENGINEERING, INC.  
1441 MONTIEL ROAD, SUITE 115,  
ESCONDIDO, CA 92026  
(760)746-4955

RODNEY D. BALLARD  
RCE. 43345 EXP: 06-30-06



OWNER / SUBDIVIDER

JOHN MASTROIANNI  
4861 SAN JACINTO CIR.  
FALLBROOK, CA 92028  
PH: 760-731-1170

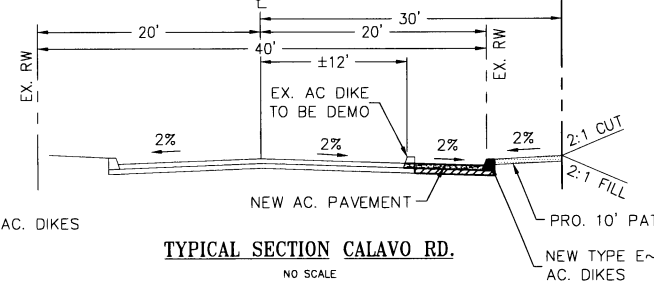
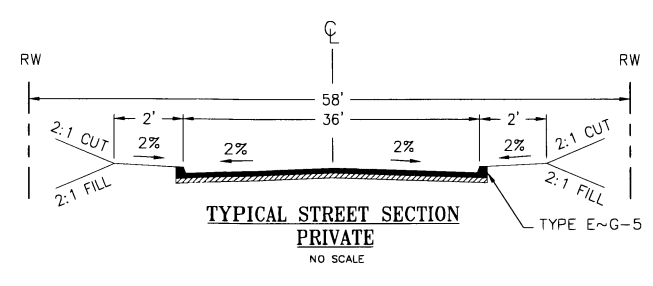
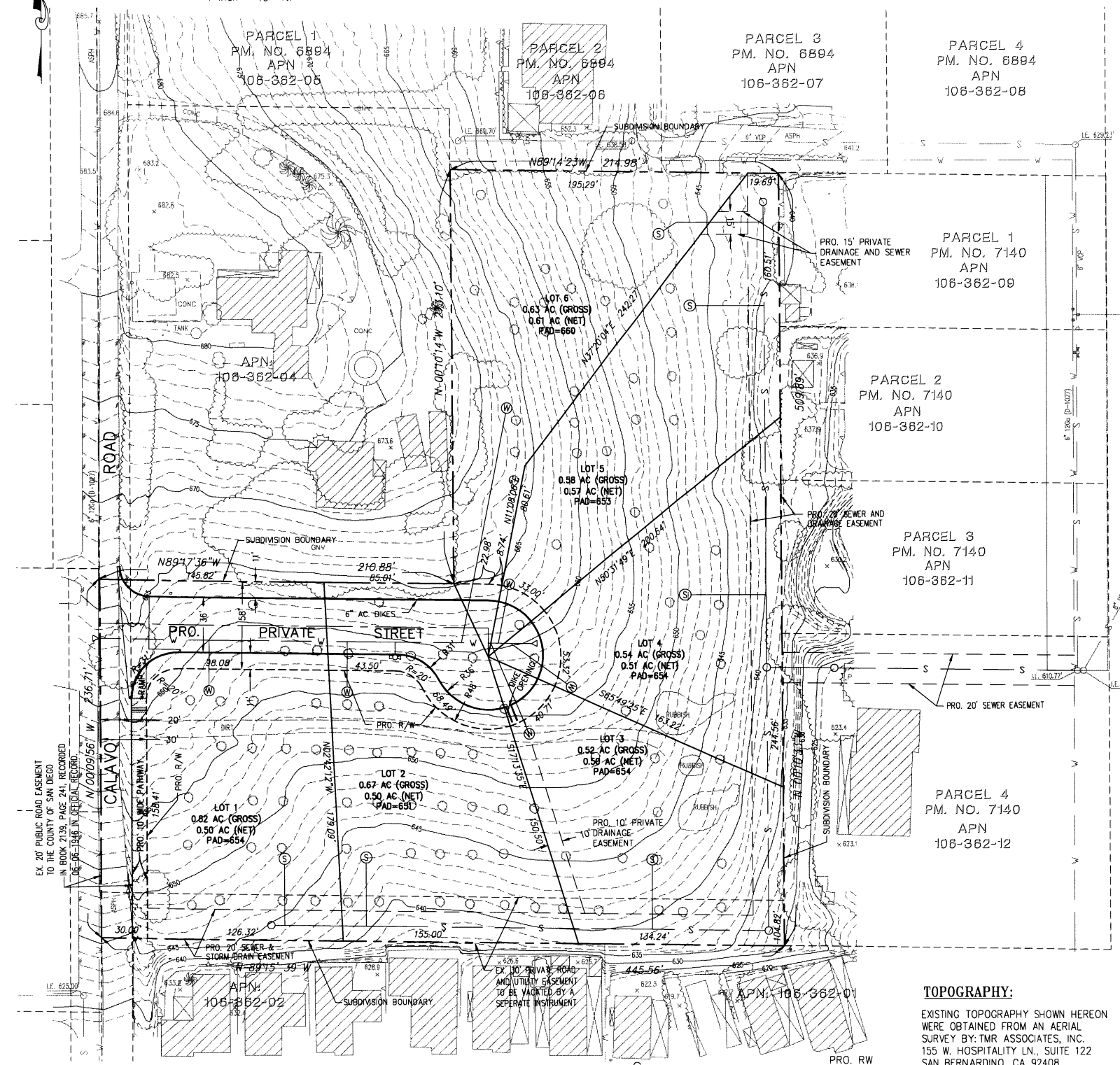


TOPOGRAPHY:

EXISTING TOPOGRAPHY SHOWN HEREON WERE OBTAINED FROM AN AERIAL SURVEY BY: TMR ASSOCIATES, INC. 155 W. HOSPITALITY LN., SUITE 122 SAN BERNARDINO, CA 92408 Phone (909) 890-3730 DATE FLOWN: 10-28-02

GRADING PROPOSED:

APPROXIMATE EARTHWORK QUANTITIES:  
EXCAVATION: ± 8021 CY.  
EMBANKMENT: ±12900 CY.  
IMPORT: 4878 CY.



RECEIVED  
MAY 05 2006  
SAN DIEGO COUNTY  
DEPT. OF PLANNING & LAND USE

PREPARED BY  
CONSTRUCTION TESTING & ENGINEERING, INC.  
PLANNING - CIVIL ENGINEERING - LAND SURVEYING - GEOTECHNICAL  
1441 MONTIEL ROAD, SUITE 115 ESCONDIDO CA 92026, PH: (760) 746-4955  
CTE JOB NO. 10-5914